

GOLDEN LANE ESTATE INVESTMENT PROGRAMME - MAJOR WORKS DELIVERY FORECAST (FUTURE PROGRAMME)

WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	TIMELINE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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INVESTMENT PROGRAMME	H55	Installation of Sprinklers	Great Arthur House only (as part of wider programme)	£750,000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															

MIDDLESEX STREET ESTATE INVESTMENT PROGRAMME - MAJOR WORKS DELIVERY FORECAST (FUTURE PROGRAMME)

WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	TIMELINE																																		
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INVESTMENT PROGRAMME	H55	Installation of Sprinklers	Petticoat Tower only (as part of wider programme)	£750,000																																			
		Net Zero Retrofit Pilots		£50,000																																			
		MSE Podium & Roof Waterproofing Works	inc podium planters (project TBC - may be covered by works to car park)	£1,500,000																																			
		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000																																			
		Door Entry System Replacement (MSE & partial Southwark)		£150,000																																			
		Car Park Sprinkler System Replacement		£50,000																																			
		MSE Communal Ventilation (Petticoat Tower)		£65,000																																			
		Play Area Replacement (Multiple Estate Programme)	MUGA (ball games), Podium	£45,000																																			
		CCTV Programme (Multiple Estate Programme)		£94,000																																			
		Tenants Electrical Testing	5 year cyclical works	£133,600																																			
		Decent Homes 24-26 (Multiple Estate Programme)	134 Kitchens, 41 Bathrooms at MSE	£772,500																																			
		Communal Flooring (Multiple Estate Programme)	Petticoat Tower only	£10,000																																			
Middlesex Street Estate Total				£3,650,100	£775,000							£775,000							£1,090,000							£613,850							£396,250						

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WILLIAM BLAKE ESTATE INVESTMENT PROGRAMME - MAJOR WORKS DELIVERY FORECAST (FUTURE PROGRAMME)

WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	TIMELINE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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INVESTMENT PROGRAMME	H39	Window Replacements & External Redecoration		£1,100,000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		

HOLLOWAY ESTATE INVESTMENT PROGRAMME - MAJOR WORKS DELIVERY FORECAST (FUTURE PROGRAMME)

WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	TIMELINE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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INVESTMENT PROGRAMME	H54	Fire Door Replacement Programme	Residential front doors, communal fire doors	£500,000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				

YORK WAY ESTATE INVESTMENT PROGRAMME - MAJOR WORKS DELIVERY FORECAST (FUTURE PROGRAMME)

WORKS TYPE	REF	PROJECT	SCOPE	ESTIMATED COST	TIMELINE																																							
					YEAR 1 (2022-23)								YEAR 2 (2023-24)								YEAR 3 (2024-25)								YEAR 4 (2025-26)								YEAR 5 (2026-27)							
					Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4									
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INVESTMENT PROGRAMME	H54	Fire Door Replacement Programme	Residential front doors, communal fire doors	£1,000,000																																								
		Net Zero Retrofit Pilots		£50,000																																								
		Landlords Electrical Remedial Works (Multiple Estate Programme)	Programme of works to emerge from Phase IV testing currently ongoing, inc street lighting	TBC																																								
		Renew Firefighting Lift Generator		£100,000																																								
		Communal Ventilation		£140,000																																								
		York Way Estate - Communal Flooring, Lighting, Ceilings		£200,000																																								
		Lift Refurbishment York Way	6 Lifts	£1,200,000	##	SURVEY																																						
		Boiler Replacement Programme (Multiple Estate Programme)	66 Boilers, 52 Radiator Systems (Shepherd House only) (subject to Net Zero strategy)	£200,000							4 YEAR BOILER REPLACEMENT PROGRAMME - SCHEDULING OF ESTATES TBC																																	
		York Way Estate Concrete Testing & Remedial Works (Capital Works)	include balconies, soffits, associated balustrades, any brickwork	£300,000							###	TESTING				REPAIRS																												
		Road Markings & Signage Renewal (Multiple Estate Programme)	subject to survey	£30,000								SURVEY																																
		Car Park/Podium Asphalt Renewal (Holloway, York Way)	subject to survey	TBC								SURVEY																																
		Play Area Replacement (Multiple Estate Programme)	MUGA (ball games), Piazza	£45,000											SURVEY		WORKS																											
		York Way Window Replacement & Cladding	explore cladding options to increase energy efficiency	£4,000,000											##		SURVEY																											
		Tenants Electrical Testing	5 year cyclical works	£165,600																																								
		Decent Homes 24-26 (Multiple Estate Programme)	152 Kitchens (18 prior refusals/no access), 41 Bathrooms (14 prior refusals/no access)	£862,500																																								
York Way Estate Total				£8,293,100	£1,565,000								£1,225,000								£625,000								£4,396,850								£481,250							

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COLAT INVESTMENT PROGRAMME - MAJOR WORKS DELIVERY FORECAST (FUTURE PROGRAMME)

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- works programmed (current forecast)
- testing/pre contract surveys etc
- project carried over from previous programme

COMBINED INVESTMENT PROGRAMME	ESTIMATED COST	TIMELINE				
		YEAR 1 (2022-23)	YEAR 2 (2023-24)	YEAR 3 (2024-25)	YEAR 4 (2025-26)	YEAR 5 (2026-27)
5 Year Programme Estimated total	£69,789,300	£24,954,500	£18,926,750	£10,221,750	£11,634,550	£4,051,750
Potential cost variance +25%	£87,236,625	£31,193,125	£23,658,438	£12,777,188	£14,543,188	£5,064,688
Potential cost variance -25%	£52,341,975	£18,715,875	£14,195,063	£7,666,313	£8,725,913	£3,038,813

EXCLUDING TBC SUMS

Projects carried over from previous programme	£40,199,500
New project value (unfunded)	£29,589,800
Potential cost variance +25%	£36,987,250
Potential cost variance -25%	£22,192,350

EXCLUDING TBC SUMS